

**Ruth Allen - Online Submission from Catherine Burke (object)**

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**From:** Catherine Burke <caitburke@live.com.au>  
**To:** Ruth Allen <Ruth.Allen@planning.nsw.gov.au>  
**Date:** 16/12/2010 2:17 PM  
**Subject:** Online Submission from Catherine Burke (object)  
**CC:** <assessments@planning.nsw.gov.au>

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After reading the EA proposed by Landcom I have some significant concerns regarding their proposal.

Traffic is my major concern. Their submission discusses in detail the traffic management within the development but even though it acknowledges the problem provides no solution for the local intersections (castlereagh rd and coreen ave, coreen ave and macquarie st and coreen ave and the northern road) and the impact this and other developments are going to have on these overstretched intersections.

Their naive assumption that the people who move into the development are less likely to have cars assumes that the world starts and ends with Westfields and these residents would not want to go anywhere else. This is an assumption that suits Landcom and no one else.

The discussion of bus routes through the new development does not extend to where else they will travel. It is acknowledged in the EA that the public transport to North Penrith is poor but there are no suggestions to improve it. In addition the commuter carpark access road is already under duress and no improvement is seen to be included to address this access road.

I am also concerned about the building of medium to high density housing next to a train station. These types of developments are problematic all over Sydney causing low socio-economic transient slums with high crime rates such as around Kingswood and Werrington stations to name only 2. In fact I would challenge Landcom to find a successful example of this type of housing.

Finally there seems little regard for commuters in this development. The proposed commuter carpark appears to be a significant distance from the station entrance. There is also no discussion of what alternative arrangements will be provided to commuters during the construction of this project?

As a nearby resident I am very concerned about this project and the impact it will have on our lifestyle and the safety and value of our home.

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Submission for Job: #4134 Project Application for site works  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=4134](https://majorprojects.onhiive.com/index.pl?action=view_job&id=4134)

Site: #2233 North Penrith Defence Site  
[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=2233](https://majorprojects.onhiive.com/index.pl?action=view_site&id=2233)

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